

BILL NO. Z-70-02-12

ZONING MAP ORDINANCE NO. Z-104-70

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. F-17 by placing a Neighborhood
Shopping Center Symbol thereon,

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

SECTION 1. A Neighborhood Shopping Center Symbol (B-2-A) is hereby located at the intersection of St. Joe Road and Auer Drive under the terms of Chapter 36 of the Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and by General Ordinance No. G-96; and the symbols on the City of Fort Wayne Zoning Map No. F-17 referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor, and legal publication thereof.

Jack D. Dunigan

APPROVED AS TO FORM
AND LEGALITY

John C. McDonald
CITY ATTORNEY

Read the first time in full and on motion by Dunifon seconded by Nuckles and duly adopted, read the second time by title and referred to the (Committee on) Regulations (and to the City Plan Commission for recommendation) (and Public Hearing to be held after due legal notice, at the Council Chambers, City Hall, Fort Wayne, Indiana, on the _____ day of _____ 196_____, at _____ o'clock P.M., E.S.T.)

Date: 2-10-70

Fred J. Bonahoom
City Clerk

Read the third time in full and on motion by Dunifon seconded by Fay and duly adopted, placed on its passage.

Passed (TEST) by the following vote:

AYES	NAYS	ABSTAINED	ABSENT	to-wit:
8	0		1	✓
Adams	✓			
Dunifon	✓			
Fay	✓			
Geake	✓			
Nuckles	✓			
Robinson	✓			
Rousseau	✓			
Steigerwald	✓			
Tipton	✓			

Date 4-14-70

Fred J. Bonahoom
City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No 2-104-70 on the 14th day of april, 19670.

ATTEST: (SEAL)

Fred J. Bonahoom
City Clerk

Herb R. Gibson
Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of april, 19670 at the hour of 8:30 o'clock A.M., E.S.T.

Fred J. Bonahoom
City Clerk

Approved and signed by me this 15th day of april, 1970, at the hour of 2:37 o'clock P.M., E.S.T.

Harold J. Zeis
Mayor

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on February 10, 1970, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-70-02-12; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on March 16, 1970;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO PASS for the reasons that a need has been shown for the Land Use Plan to be amended, the amendment will be in the best interest of and benefit to the area involved and of and to the city, and the amendment will not be detrimental to and does not conflict with the overall city plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held March 23, 1970.

Certified and signed this
26th day of March 1970.

Mary Ann Haynie

Mary Ann Haynie
Secretary

Bill No. Z-70-02-12

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance
amending the City of Fort Wayne Zoning Map No. F-17 by placing a Neighborhood
Shopping Center Symbol thereon.

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance PASS. 11/13

JACK K. DUNIFON, Chairman

PASS.

EDWIN J. BOUSSEAU, Vice-Chair

THOMAS G. ADAMS

WILLIAM K. GEAKE

= PHIL. A. STEIGERWALD

Jack F. Hanifan
John Dineen
Wm. F. Geake
F. H. Hernandez
CONCURRED IN
DATE 4-14-70 FAUD G. BONAHOOM, CITY CLERK



\$ 25.00

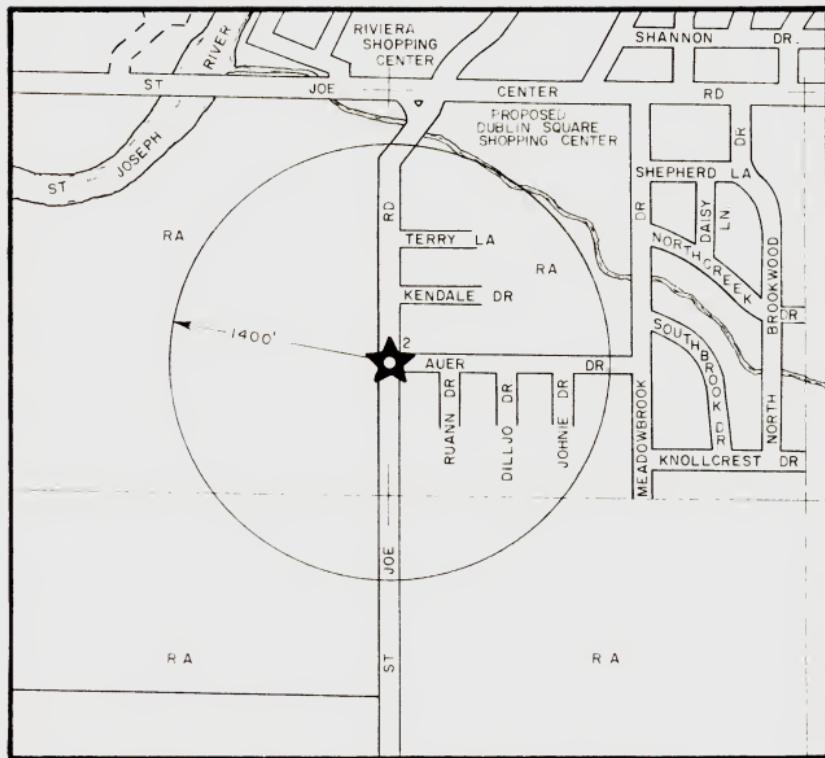
Jan 6, 1970 No.

RECEIVED OF A. J. Gacher + Associates

Twenty-Five and no/100 — DOLLARS

Re: Northhill Corp, Inc.
an area adjacent to the Inter. St. & Ave Rd +
Ave Dr.

By H. O. Ottman



TO ESTABLISH A B2A SHOPPING CENTER SYMBOL 

Z-70-03 PZ

N

March 11, 1970

Mr. Bill Jones
City Planning Commission
425 South Calhoun
Fort Wayne, Indiana 46802

Dear Mr. Jones:

This letter will serve as the commitment to dedicate 40' right of way from the center line on the west side of St. Joe Road for the frontage involved for the Canterbury Market, as per the attached legal description.

It is understood that this commitment will be subject to the granting of the shopping center symbol on this ground now being requested by the Northhill Corporation.

Yours very truly,

Albert Bergdall
Cook Douglass, President
Land and New Development, Incorporated

cc: Mr. Otto Bonahoom
Northhill Corporation

6102 Red Oak Drive, Fort Wayne, Indiana 485-9615

March 11, 1970

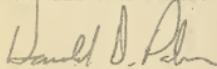
Mr. Bill Jones
City Planning Commission
425 South Calhoun
Fort Wayne, Indiana 46802

Dear Mr. Jones:

This letter will serve as our commitment to install acceleration and de-acceleration, and blister lanes as required by the City Traffic Engineer for the Canterbury Market shopping area located on the St. Joe Road.

Sincerely,

NORTHLAND CORPORATION



Harold D. Palmer
President

HDP:evb

cc: Mr. Bud Neu
Mr. Otto Bonahoom



NORTHLAND Corporation



This is an area map indicating the location of CANTERBURY GREEN Community.

The proposed service and shopping area is approximately 500' South of the intersection of St. Joe Road and St. Joe Center Road, containing 9.36 acres; on the West side of St. Joe Road and a part of the 185 acre development of CANTERBURY GREEN.



This is an overall site plan of CANTERBURY GREEN.

CANTERBURY GREEN is an 1800 unit multi-family community with an 18 hole golf course, 13,000 country club and complete all season recreational facilities for total family living.



Above is the 9.46 acre site proposed for a B-2-A shopping area. Total building area being is 75,000 square feet of main level area.

21.3% of the land area will be landscaped. The parking ratio exceeds 3:1 with 228,000 square feet of parking and driveway area. The approximate number of 9' x 20' spaces is 650.

Provision has been made for double ingress and egress to the shopping site de-acceleration and acceleration lanes and buster lanes required by the City of Fort Wayne will be installed by the developers.



Above are elevations of the proposed center. In keeping with CANTERBURY GREEN, the architectural scheme will represent Early English.

The Mall area is 33,000 square feet of well landscaped area with park benches and rest areas for the convenience of shoppers.

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

BEFORE THE COMMON COUNCIL
OF THE CITY OF FORT WAYNE,
ALLEN COUNTY, INDIANA

TO: The Common Council of the City of Fort Wayne, Allen County, Indiana:

The undersigned, being the owner of the following described property located in Allen County, State of Indiana, to wit:

An area adjacent to the intersection of St. Joe Road and Auer Drive

which is now situated in an RA District, respectfully petitions the Common Council of the City of Fort Wayne, Allen County, Indiana, to change the zoning of said tract from an RB District ~~XXXXXX~~
~~XXXXXX~~ to establish a B2A Shopping Center Symbol at the intersection of said St. Joe Road and Auer Drive.

Your Petitioner would further show the Council that the change of zone would be consistent with the character of the surrounding neighborhood and would be for the best interest and the general welfare of the immediate community.

WHEREFORE, your Petitioner respectfully requests this Council to change the zoning of said tract to a B2A ~~XXXXXX~~ Symbol.

Respectfully submitted,

Northhill Corporation, Inc.

by Harold J. Helman

Common Council-City of Ft. Wayne
(Governmental Unit)

To JOURNAL-GAZETTE Dr.

Allen County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set)
— number of equivalent lines

Head	number of lines	—
Body	number of lines	70
Tail	number of lines	1
Total number of lines in notice		<u>71</u>

COMPUTATION OF CHARGES

71 lines, columns wide equals..... equivalent lines at 288¢ cents per line 20.45

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

TOTAL AMOUNT OF CLAIM 20.45

DATA FOR COMPUTING COST

Width of single column 11 ems Size of type 5½ point

Number of insertions 2 Size of quad upon which type is cast 5½

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Arvilla De Told

Date May 8, 1970

Title _____ CLERK

Legal Notices

Notice is hereby given that on the 14th day of April, 1970, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session, did pass the following

Bill of Ordinance:

ZONING MAP ORDINANCE NO. Z-104-70
AN ORDINANCE amending the City of Fort Wayne Zoning Map No. F-17 by placing a neighborhood Shopping Center Symbol thereon.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION I. The neighborhood shopping Center Symbol (B-2-A) is hereby located at the intersection of St. Joe Road and Auer

Municipal Code of the City of Fort Wayne, Indiana, as amended by General Ordinance No. G-26; and the symbol on the City of Fort Wayne Zoning Map No. F-17 is referred to therein, as established by Section 9, Article III, of said Charter as amended, are hereby changed accordingly.

SECTION II. This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor, and legal publication of the same.

Given by JACK K. DUNIFON, Councilman, the third time in full and on duly adopted, passed on its passage.

Passed by the following vote:

Ayes: 10, Nay: 0, Abstain: 0, Total: 10, Councilman Adams.

FUAD G. BONAHOOM, City Clerk, Passed and adopted by the Common Council on the 14th day of April, 1970.

ATTACHED hereto and made a part of this Ordinance is the Seal.

HERBERT G. TIPTON, Presiding Officer, Presented this to me the Mayor of the City of Fort Wayne, Indiana, on the 14th day of April, 1970, at the hour of 8:00 o'clock A.M. S.T.

FUAD G. BONAHOOM, City Clerk, Approved and signed by me this 15th day of April, 1970, at the hour of 2:30 P.M. S.T.

FUAD G. BONAHOOM, City Clerk, Approved and signed by me this 15th day of April, 1970, at the hour of 2:30 P.M. S.T.

HERBERT G. TIPTON, Presiding Officer, Presented this to me the Mayor of the City of Fort Wayne, Indiana, on the 14th day of April, 1970, at the hour of 2:30 P.M. S.T.

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, do further certify that the above and foregoing is a full, true, and complete copy of Zoning Map Ordinance No. Z-104-70, as passed by the Common Council on the 14th day of April, 1970, and that said Ordinance was duly signed and approved by the Mayor on the 15th day of April, 1970, and my signature remains on file and an record in my office.

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 22nd day of April, 1970.

FUAD G. BONAHOOM, City Clerk.

PUBLISHER'S AFFIDAVIT

State of Indiana } as:
ALLEN County }
County _____

Personally appeared before me, a notary public in and for said county and state, the undersigned ARVILLA DEWALD who, being duly sworn, says that she is _____ of the

JOURNAL-GAZETTE

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time 9, the dates of publication being as follows:

April 27, 1970

May 4, 1970

Subscribed and sworn to before me this 8th day of May 1970

Edith Stapleton

Notary Public

March 8, 1974

My commission expires.

